

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – NE/Corner Bellona
and La Belle Avenues
(7713 Bellona Avenue)
9th Election District
4th Councilmanic District

Ruxton Village Shops, LLC
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-362-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Ruxton Village Shops, LLC, by Dennis Gaul, President. The Petitioners seek approval of an amendment to the previously approved site plan in prior Case No. 74-108-SPH to reflect the proposed improvements, and to establish the nonconforming site conditions as reflected on the site plan submitted with the Petitions filed. In addition to the special hearing relief, the Petitioners request variances from Sections 232.1 and 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 22 feet in lieu of the required average of 42 and 1/2 feet, and from Section 409.8.A.4 to permit parking spaces to be located 0 feet from the street right-of-way line in lieu of the required 10 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Dennis Gaul, President of Ruxton Village Shops, LLC, owners of the subject property, Peter Ratcliffe, Architect, and William P. Monk, Land Planning Consultant. Also appearing in support of the requests were Peggy Squitieri, a representative of the Ruxton-Riderwood-Lake Roland Area Improvement

ORDER RECEIVED FOR FILING

Date

By

Association, Susan Athey and Thomas Moseley, adjacent residents. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 2.31 acres, more or less, split zoned B.L.-A.S. and D.R.3.5, and is located on the north side of Bellona Avenue, between La Belle Avenue and Berwick Avenue. The property is the site of the Graul's Supermarket which has existed on the property for many years. The Petitioners are desirous of improving the facade of the existing store and modernizing and upgrading the vestibule entrance. Proposed improvements include enlarging the vestibule and making it handicap accessible to be more accommodating to their customers. The Petitioners also propose to add a second entrance in the vestibule area to assist pedestrian flow, and an overall renovation of the facade is proposed for the portion of the building that faces Bellona Avenue. In order to proceed with the proposed improvements, however, a special hearing is necessary to amend the previously approved site plan. In addition, the requested variances are necessary to legitimize conditions which have existed on the property since it was approved for development in 1974.

As noted above, several residents from the surrounding community appeared in support of the request, including Peggy Squitieri, who indicated that the Ruxton-Riderwood-Lake Roland Improvement Association had no objections to the proposed improvements. In addition, there were no adverse comments from any Baltimore County reviewing agency.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING

Date

By

2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of May, 1999 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 74-108-SPH to reflect the proposed improvements and to establish the nonconforming site conditions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,


IT IS FURTHER ORDERED that the Petition for Variance seeking from Sections 232.1 and 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 22 feet in lieu of the required average of 42 and 1/2 feet, and from Section 409.8.A.4 of the B.C.Z.R. to permit parking spaces to be located 0 feet from the street right-of-way line in lieu of

ORDER RECEIVED FOR FILING
Date 5/11/99
By [Signature]

the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED,
subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 10, 1999

Mr. Dennis Graul, President
Ruxton Village Shops, LLC
12200 Tullamore Road
Lutherville, Maryland 21093-7816

RE: PETITION FOR SPECIAL HEARING AND VARIANCE
NE/Corner Bellona Avenue and La Belle Avenue
(7713 Bellona Avenue)
9th Election District – 4th Councilmanic District
Ruxton Village Shops, LLC – Petitioners
Case No. 99-362-SPHA

Dear Mr. Graul:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been approved, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk, 222 Bosley Avenue, Suite B-6, Towson, Md. 21204
Mr. Peter Ratcliffe, 10404 Stevenson Road, Stevenson, Md. 21153
Ms. Peggy Squitieri, Ruxton-Riderwood-Lake Roland Imp. Assoc.
P.O. Box 204, Riderwood, Md. 21139
Ms. Susan Athey, 1505 La Belle Avenue, Ruxton, Md. 21204-6616
Mr. Thomas K. Moseley, 1515 La Belle Avenue, Ruxton, Md. 21204-6616
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7713 Bellona Avenue

which is presently zoned BI-AS and DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the previously approved plan in Case #74-108 SPH and to establish the non-conforming site conditions as reflected on the petitioner's plan.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Ruxton Village Shops, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

12200 Tullamore Road

Address

Telephone No.

Lutherville,

MD

21093-7816

City

State

Zip Code

Representative to be Contacted:

William Monk, Inc.

Name

222 Bosley Avenue, Suite B-6

Address

(410) 494-8931

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

By WMB Date 3/18/99

Case No. 99-362-SPHA

Date 3/15/98

DROP OFF

NO REVIEW

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7713 Bellona Avenue

which is presently zoned BL-AS and DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 232.1 and 303.2 to permit a frontyard setback of 22' in lieu of the required 42½' (per the frontyard averaging provision); and Section 409.8A.4 to permit parking spaces 0' from the street right-of-way line in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Existing site conditions and building locations (on and off site) create a practical difficulty in meeting the applicable standards.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Ruxton Village Shops, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

12200 Tullamore Road

Address

Telephone No.

Lutherville,

MD

21093-7816

City

State

Zip Code

Representative to be Contacted:

William Monk, Inc.

Name

222 Bosley Avenue, Suite B-6

(410) 494-8931

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By uu

Date 3/18/99

No Review

ORDER RECEIVED FOR FILING

Date

By

Case No. 99-362.SPHA

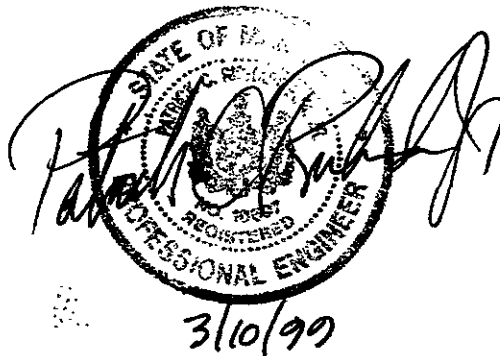
REC'D 3/15/98

Drop Off

**ZONING DESCRIPTION
RUXTON VILLAGE SHOPS
GRAUL'S MARKET
7713 BELLONA AVENUE
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME on the northernmost side of La Bella Avenue at the east side of the intersection of Bellona Avenue; thence binding on the east side of Bellona Avenue the following courses and distances: (1) North 02 degrees 20 minutes East 100.17 feet; (2) North 04 degrees 05 minutes East 77.0 feet; (3) North 06 degrees 51 minutes East 126.80 feet; (4) North 07 degrees 03 minutes East 101.86 feet, intersecting the right of way of Berwick Avenue and thence following same; (5) South 77 degrees 18 minutes East 245.33 feet, , intersecting the right of way of Emory Place and thence following same; (6) South 12 degrees 30 minutes West 198.0 feet; (7) South 01 degrees 07 minutes East 50.00 feet, thence leaving the right of way of Emory Place and traversing the following courses and distances; (8) South 88 degrees 40 minutes West 99.30 feet; (9) South 01 degrees 07 minutes East 100.00 feet, thence binding on the north side of LaBella Avenue; (10) South 88 degrees 40 minutes West 121.50 feet, to the place of beginning.

Containing 1.75 acres of land, more or less.



99-362-SPHA

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-362-SPHA

7713 Bellona Avenue - Graul's Food Store

E/S Bellona Avenue between LaBelle Avenue and Berwick Avenue

9th Election District -- 4th Councilmanic District

Legal Owner(s): Ruxton Village Shops, LLC

Special Hearing: to approve an amendment to case number 74-108-SPH and to establish non-conforming site conditions.

Variance: to permit a front yard setback of 22 feet in lieu of the required 42-1/2 feet and to permit parking spaces zero feet from the street right-of-way line in lieu of the required 10 feet.

Hearing: Thursday, April 29, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/16/1 April 8

C302998

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **067001**

DATE 3/18/99 ACCOUNT 001-6150

AMOUNT \$ 500.00 (WCR)

RECEIVED FROM: Ruxton Village Shops

FOR: SPECIAL HEARING & VARIANCE

7713 Bellona Avenue Item 362
Drop-Off - No Review Case #99-362-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/19/1999 3/19/1999 09:48:41
REG 1506 CASHIER MWEL MRW DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 069100 OFLW
CR NO. 067001

500.00 CHECK: FN
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-362-SPA
PETITIONER/DEVELOPER:
[Ruxton Village Shp. LLC]
DATE OF Hearing
[April 29, 1999]

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
7713 Bellona Ave. Towson, Maryland 21204_____

13-99_____
[Month, Day, Year]

Sincerely,

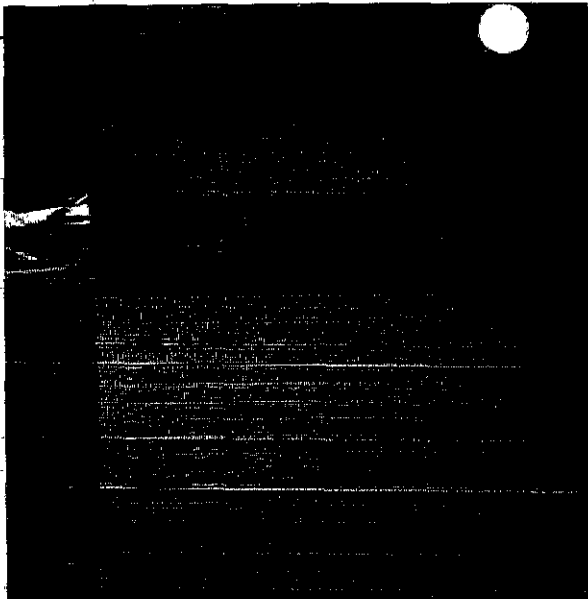

[Signature of Sign Poster & Date]

____Thomas P. Ogle, Sr.____

____325 Nicholson Road____

____Baltimore, Maryland 21221____

____[410]-687-8405____
[Telephone Number]



RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
7713 Bellona Avenue (Graul's Food Store),
E/S Bellona Ave between LaBelle Ave and Berwick
Ave, 9th Election District, 4th Councilmanic

Legal Owners: Ruxton Village Shops, LLC

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-362-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to William Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 31, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-362-SPHA
7713 Bellona Avenue – Graul's Food Store
E/S Bellona Avenue between LaBelle Avenue and Berwick Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Ruxton Village Shops, LLC

Special Hearing to approve an amendment to case number 74-108-SPH and to establish non-conforming site conditions. Variance to permit a front yard setback of 22 feet in lieu of the required 42-1/2 feet and to permit parking spaces zero feet from the street right-of-way line in lieu of the required 10 feet.

HEARING: Thursday, April 29, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "99" at the bottom right.

Arnold Jablon
Director

c: Ruxton Village Shops, LLC
William Monk, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 14, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
April 8, 1999 Issue – Jeffersonian

Please forward billing to:
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

410-494-8931

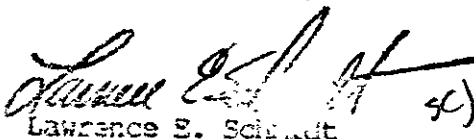
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-362-SPHA
7713 Bellona Avenue – Graul's Food Store
E/S Bellona Avenue between LaBelle Avenue and Berwick Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Ruxton Village Shops, LLC

Special Hearing to approve an amendment to case number 74-108-SPH and to establish non-conforming site conditions. Variance to permit a front yard setback of 22 feet in lieu of the required 42-1/2 feet and to permit parking spaces zero feet from the street right-of-way line in lieu of the required 10 feet.

HEARING: Thursday, April 29, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 25, 1999

Mr. William Monk
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition, Case No. 99-362-SPHA, 7713 Bellona Avenue

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the above, please do not hesitate to contact Sophia Jennings at or myself 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-362-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE AN
AMENDMENT TO CASE NO. 74-108-SPH AND
TO ESTABLISH NON-CONFORMING SITE CONDITIONS.
VARIANCE TO PERMIT A FRONT YARD SETBACK
OF 22 FEET IN LIEU OF THE REQUIRED 42½ FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

AND TO PERMIT PARKING SPACES ZERO
FEET FROM THE STREET RIGHT-OF-WAY
LINE IN LIEU OF THE REQUIRED 10 FEET.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 22, 1999

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B6
Towson, MD 21204

RE: Case No.: 99-362-SPHA
Petitioner: Ruxton Village Shops LLC
Location: 7713 Bellona Avenue

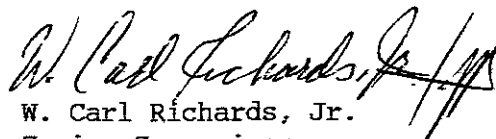
Dear Mr. Monk:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 18, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

356, 358, 359, 360, 361, 362, 363, 364, 365, and 366

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 6, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 7713 Bellona Avenue

INFORMATION:

Item Number: 362

Petitioner: Ruxton Village Shops, LLC

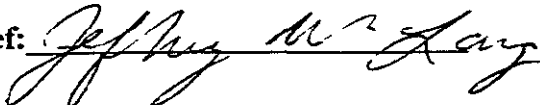
Zoning: BL-AS and DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The staff has met with William Monk to discuss the applicant's request. It is our understanding that the addition will meet ADA requirements and provide shelter for customers. Therefore, the Office of Planning supports the Petition for Variance.

Section Chief:



AFK/JL:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 4/6/99

FROM: R. Bruce Seeley, Project Manager RBS/99
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/29/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

356

357

358

359

360

361

362

364

366

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 5, 1999
 Item Nos. 356, 357, 358, 359, 360,
 361, 362, 364, and 366

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0405.NOC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3 . 30 . 99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

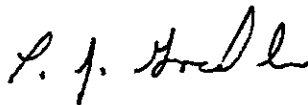
RE: Baltimore County
Item No. 362 WCR

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 134 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

410-887-3391

April 2, 1999

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Monk:

RE: Drop-Off Petition Review (Case #99-362-SPHA), 7713 Bellona Avenue

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The owners telephone number is missing from the petition form

If you need further information or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "mjkellman".

Mitchell J. Kellman
Planner II
Zoning Review

MJK:cjs

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

March 12, 1999

PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

Subject: Zoning Application Drop-off
7713 Bellona Avenue, Baltimore Co., MD
Graul's Food Store
WMI Project No.: 99-025

Gentlemen:

Handwritten signature

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. PDM staff has not reviewed this plan. However, Carl and Mitch are somewhat familiar with the issue in that they participated in a meeting with the applicant's architect, Don Ratcliffe, a week or so ago.

Cordially,

Handwritten signature of William Monk

William Monk

Encl.

Handwritten note:
DROP OFF
NO REVIEW
3/18/99

Handwritten note:
99-362-SPHA

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONIK

222 BOSLEY AVE

SITE B-6

TOWSON, 21204

PETER W. RATCLIFFE

10404 STEVENSON RD

STEVENSON, MD 21153

Peggy Squitieri

Ruxton-Riderwood Lake

Roland Area Imp Assn

P.O. Box 204

Riderwood MD 21139

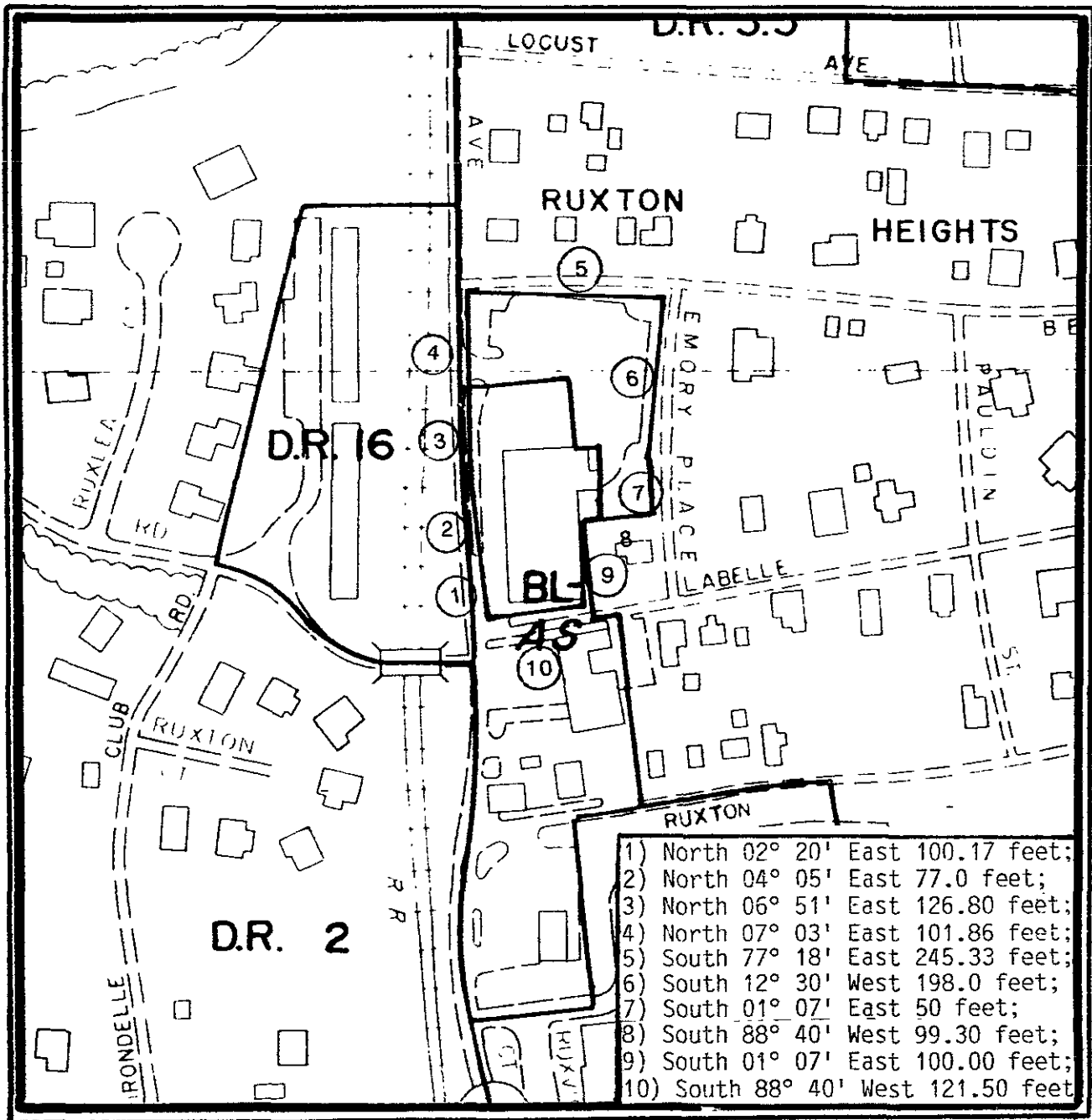
Susan E. Athey

1505 La Belle Ave. 21204-6616

THOMAS K MOSELEY

1515 La Belle Ave STE 5 21204-6616





ZONING MAP

SCALE : 1"=200'

WILLIAM MONK, INC.
 SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE B-6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

RUXTON VILLAGE SHOPS

GRAUL'S MARKET
 7713 BELLONA AVE.
 RUXTON, MARYLAND 21204

MAP #
 N.W.10-B

SCALE
 1"=200'±

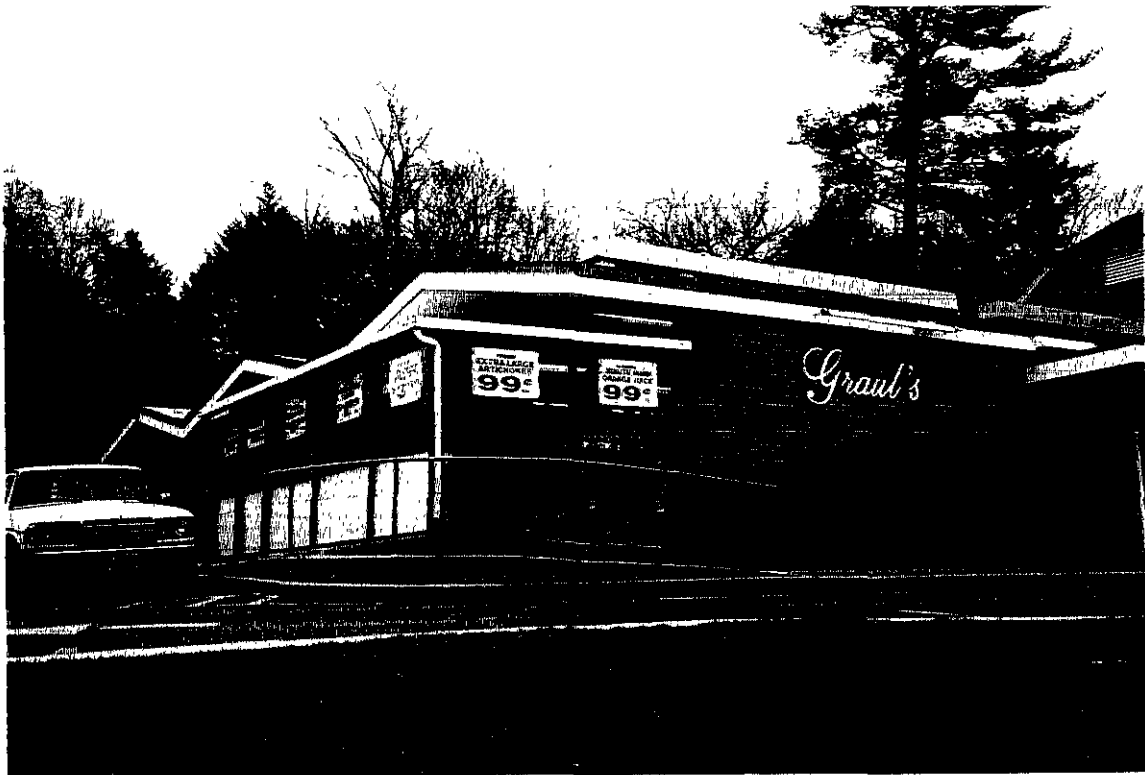
FILE #
 99-025

99-362-3PHA

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

GRAUL'S MARKET



Pet Ex #2

PARKING AND DRIVE AISLE BETWEEN STORES AND BELLONA AVENUE



Ref Ex 6A

EXISTING VESTIBULE



Ref 68

